Verified RealEstate™

REFERENCE
SWP/BPA/187497/2024

ISSUED
07 August 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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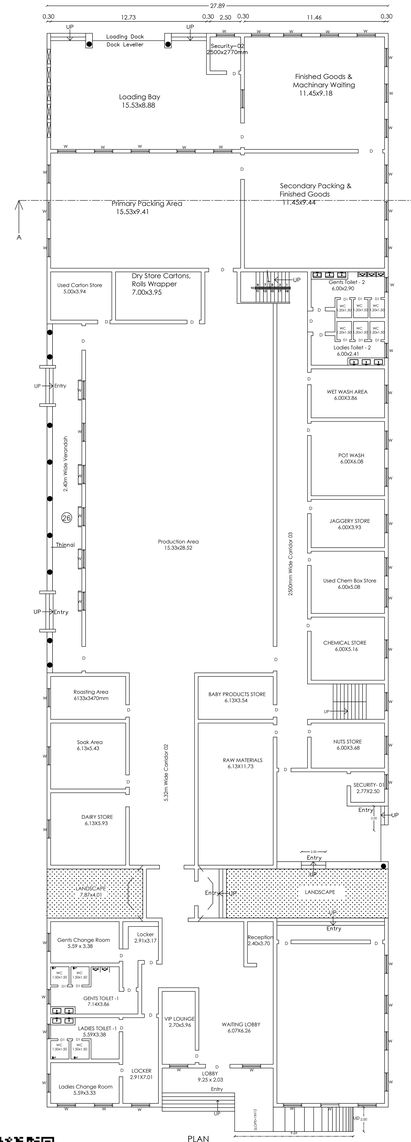
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR HIGHLAND VALLEY CORPORATION PVT LTD. (MALTED FOOD -GREEN CATEGORY (SIRIMIRI BLOCK)- , ELECTRONIC AND ELECTRICAL GOODS- GREEN CATEGORY (KARUVI BLOCK) WITH INSTALLATION OF 150 HP ELECTRIC MOTORS IN S.NO:365/4A1, 365/4A2, 365/4A3, 365/4A4,365/4A5, 365/4A6, 365/4A7, 365/4B,376/1,376/2, 376/3, 376/4, 377/1 AT TENKASI-AMBAI ROAD, KADAYAMPERUMPATHU VILLAGE-II AND PANCHAYAT,TENKASI TALUK & DISTRICT.

ELEVATION

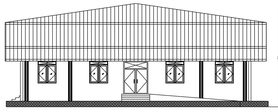
SECTION "AB"



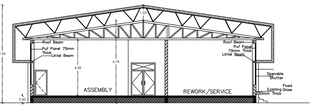
PLAN

SIRIMIRI BLOCK:-

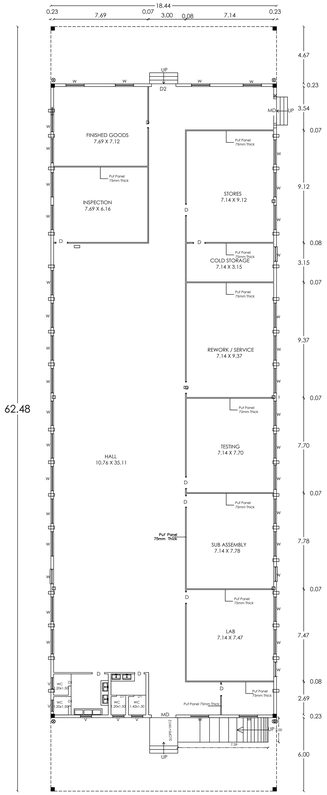
BLOCK 1



ELEVATION



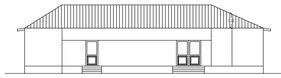
SECTION ON CD



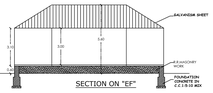
PLAN

KARUVI BLOCK

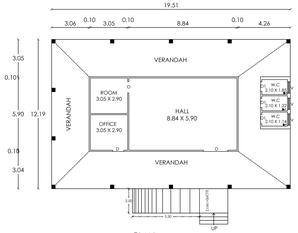
BLOCK 2



ELEVATION



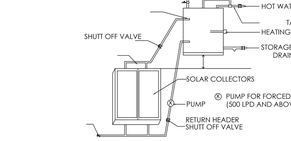
SECTION ON "EF"



PLAN

ADMIN BLOCK

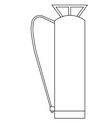
BLOCK 3



DETAILS OF SOLAR WATER HEATER

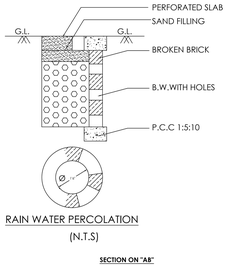
(N.T.S)

STAIRCASE DETAIL



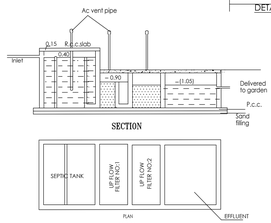
FIRE EXTINGUSHIER (N.T.S)

SAND BUCKETS (N.T.S)



RAIN WATER PERCOLATION

(N.T.S)

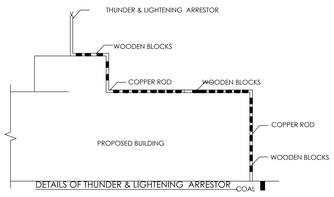


SECTION

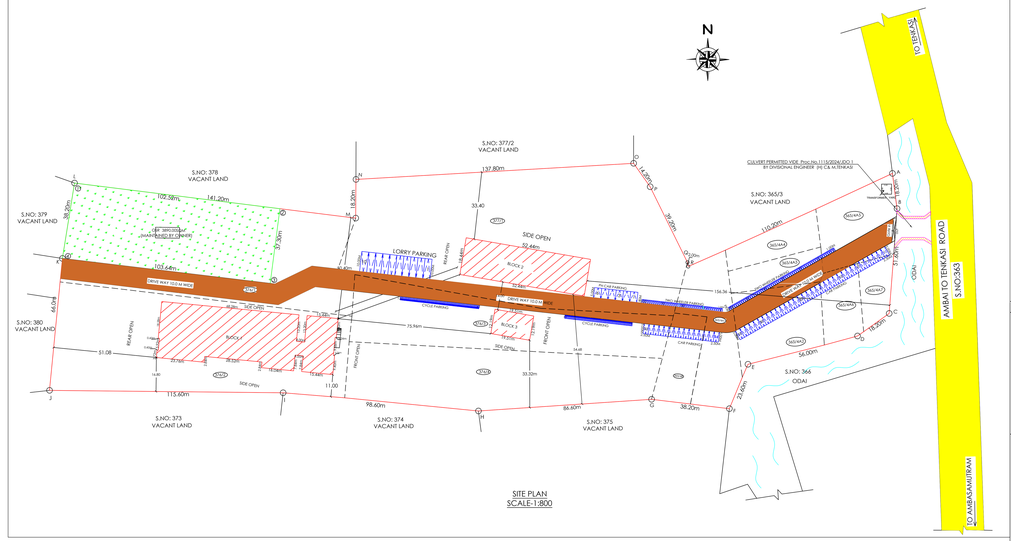
PLAN

DETAILS OF SEPTIC TANK

SECTION ON "AB"



DETAILS OF THUNDER & LIGHTENING ARRESTOR



SITE PLAN

SCALE-1:800

ALL DIMENSIONS ARE IN METRE		SCALE:- 1:100	
SITE AREA DETAILS			
AS PER DOCUMENT			PATTA
S.NO	DOCUMENT NO	SQ.MT	SQ.MT
365/4A1,4A2,4A3, 4A4,4A5,4A6,4A7	2212/2019,3809/2019, 4800/2018,2356/2019	6700.00	6700.00
365/4B	2212/2019	800.00	800.00
376/1,2,3,4	362/2014	21850.00	21850.00
377/1	4800/2019	9500.00	9500.00
	TOTAL	38850.00	38850.00

AREA STATEMENT

PARTICULAR		SQ.MT	SQ.FT
SITE AREA		38850.00	418181.40
BLOCK 1 ,SIRIMIRI BLOCK:- PLINTH AREA		2273.01	24466.67
BLOCK 2 ,KARUVI BLOCK PLINTH AREA		1152.31	12403.46
BLOCK 3 ,ADMIN BLOCK PLINTH AREA		237.83	2560.00
TOTAL BUILDUP AREA		3663.15	39430.13
OPEN AREA		35186.85	378751.27
FSI AREA CALCULATION			
SL.NO	FLOOR	FSI	NON FSI	TOTAL
1.	BLOCK-1	2273.01	-----	2273.01
2.	BLOCK- II	1152.31	-----	1152.31
2.	BLOCK- II	237.83	-----	237.83
	TOTAL	3663.15	-----	3663.15

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

OFFICE USE:-

MACHINERY LIST

1. DRILLING MACHINE (1nos) - 1Hp
2. GRINDING MACHINE (1nos) - 1Hp
3. AIR COMPRESSOR (1nos) - 20Hp
4. ELECTRICAL PRESS (2nos) - 4Hp
5. SOLDERING MACHINE (7nos) - 7Hp
6. LATHE (3 nos) - 5Hp
7. THERMAL CHAMBER (2nos) - 2Hp
8. CONVEYOR SYSTEM (1nos) - 1Hp
9. SPM MACHINE (2nos) - 2Hp
10. MOTOR WINDING MACHINE (1nos) - 1Hp
11. AIR HANDLING UNIT(AHU) (1nos) - 45Hp
12. AIR CONDITIONING (1nos) - 41Hp
13. BOREWELL MOTOR (1nos) - 5Hp
14. WELDING SET (1nos) - 5Hp
15. ELECTRICAL SCREW DRIVER AND WRENCHES (10nos) - 10Hp

OSR CALCULATION

Site Area =38850.00 sq.mt

OSR = 38850.00 X 10 / 100 = 3885.00 Sq.mt

Provided OSR Area = 3890.00 Sq.mt (10.10%)

NOTE:-

1. The OSR area should be maintained duly by the owner
2. The OSR area should be left open and no new Construction / Structures should be Carried out / erected.
3. To 6. OSR Area Should Not be New Developed Construction

SCHEDULE OF JOINERY

M.D	DOOR	2.00X 2.10	W	WINDOW	1.80X 1.80
D1	DOOR	1.00X 2.10	V	VENTILATOR	0.91X 0.60
D2	DOOR	0.76X 2.10	V1	VENTILATOR	1.80X 0.60

PLOT COVERAGE

= (BLOCK 1 + BLOCK 2 + BLOCK 3) / SITE AREA x100

= (2273.01+1152.31+237.83) / 38850.00 x100

= 9.43%

FLOOR SPACE INDEX

= (BLOCK 1 + BLOCK 2 + BLOCK 3) / SITE AREA x100

= 3663.15 / 38850.00 = 0.09 = 2.0

NOTE

- Exhaust Fan to be provided ☒
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and refuse to toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher System to be provided
- Emergency Alarm to be provided Solar Photovoltaic Panels provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water facilities to be provided
- Installation of ozhi units provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

PARKING CALCULATIONS

WORKSHOP AREA = 2613.72

TWO WHEELER PARKING :-

Two Wheeler Space for every 50 sq.m of Floor Area

50 Sq.m = 1 Two Wheeler Space

2613.72 / 50 = 52.27 SAY = 53 car Space

Total Required Two Wheeler parking = 53 Two Wheeler Space

Total Provided Two Wheeler parking = 100 Two Wheeler Space

CYCLE PARKING

1 Cycle Space for every 50 sq.m of Floor Area

50 Sq.m = 1 Cycle Space

2613.72 / 50 = 52.27 SAY = 53 car Space

Total Required Cycle parking = 53 Cycle Space

Total Provided Cycle parking = 130 Cycle Space

CAR PARKING

1 Car Space for every 100 sq.m of Floor Area

2613.72 / 100 = 26.13 SAY = 27 car Space

Total Required Car parking = 27 car Space

Provided Car parking = 56 car Space

INCLUDING 4 NOS.CAR PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON

LORRY PARKING

1 Lorry Space for every 500 sq.m of Floor Area

2613.72 / 500 = 5.22 SAY = 6 LORRY Space

Total Required Lorry parking = 6 Lorry Space

Provided Lorry parking = 10 Lorry Space

WORKERS DETAIL

TOTAL NUMBER OF WORKERS=100(nos)

MALE WORKERS = 70(nos)

FEMALE WORKERS = 30(nos)

Provided

SL. NO	Sanitary Units	For Male (70 nos)		For Female (30nos)	
		Required	Provided	Required	
1	Water Closet	4	10	3	7
2	Urinals	3	4	-	-
3	Ablution Taps	4	10	3	7
4	Washing Taps with Drinking Arrangement	3	4	2	4
5	Drinking Water Fountain	One For Every 100 Persons			
6	Emergency Showers and Eye Wash Fountain	One For Every Floor			

தி.வ/செ.மா.நகரமை.எ.எண்: SWP/ 16 /2024

[ONLINE APPLICATION: SWP/BPA/187497/2024]

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

Sc. MUHAMMED SASTHA B.E Civil
Registered Construction Engineer (RCE)
Regn.No: RCE/TEN/ABN/2021/001
Tenkasi Construction Company (TCC)
Madan Street Tenkasi. 627 803.
Mob: 99429 92 5982.

CONSTRUCTION ENGINEER:-

Er. P. Sankara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE/Cos I/TVL/October/2019/032
1 A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 818, Cell: 9994061375

REGISTER ENGINEER:-

Er. S. Shanmuga Selvan M.E.,(Struct)
LOYAL BUILDERS
Registered Structural Engineer Grade-II (STEP)
RSE/Gr-II/TEN/January/2021/002
311H, Ganapathy Plaza, Annan Sannathi
TENKASI - 627 811
Cell: 94433 91236, 89460 57054

STRUCTURAL ENGINEER:-

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

APPLICANT:-

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.